

Before the Board of Zoning Adjustment, D. C.

Application No. 11546, of A.L.W., Inc. pursuant to Section 8207.11 of the Zoning Regulations, for variances from the lot area, width and side yard requirements of the R-2 zone as provided by Sections 3301.1 and 3305.1, to erect a single family dwelling at 5220 Blaine Street, N. E., Lot 2, Square 5240.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The property is unimproved and is located in a R-2 zone.
2. The lot is 3,062 square feet, 20 feet wide in the front, 33.67 feet in the back and a 114 feet deep. The lot abuts an alley on the side and at the rear.
3. Applicants proposes to erect a detached dwelling with a driveway.
4. Applicant is requesting a variance from the side yard requirements on both sides. An eight foot side yard will be provided on one side; the other side abuts an alley as does the rear property line of the subject lot.
5. Applicant cannot build in conformance with the Zoning Regulations because of the irregular shape of the lot.
6. No opposition was registered at the hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has a practical difficulty in building on the subject lot. Because of the irregular shape of the lot and that it abuts two alleys, this lot cannot be improved without relief from this Board.

The Board further holds that the requested relief can be granted without substantial detriment to the public good and without impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

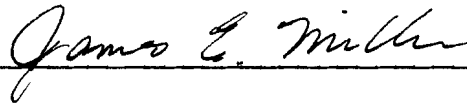
ORDERED:

That the above application be GRANTED.

VOTE: 5-0

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: FEB 28 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.